

Background / Fact Sheet

Marin City - Tam Valley Affordable Housing Projects

Background

In 2020 Marin County approved a proposal from developers Pacific West Communities and Affordable Housing Land Consultants for a five-story, 74-unit affordable housing project in Marin City. The project, to be located at 825 Drake Ave., has generated significant community concern. The project is being developed under the provisions of Senate Bill 35 (SB35), which allows certain projects to bypass normally required environmental review, move faster through the review process, and restricts local agencies from rejecting projects if they meet minimum affordable housing guarantees. The project also uses other State housing laws that allow extra units and exemptions from other planning standards.

Because of the unique circumstances and history of Marin City, including decades of inequitable policies following World War II, and because the project was proposed before recent countywide housing planning, the County has been working with the developer on an agreement that would result in 42 units (versus 74) in a building with reduced footprint in Marin City and constructing the remaining 32 units in Tam Junction at 150 Shoreline Hwy. on a parcel recently acquired by the Marin City project developer.

This two-site solution is feasible because 825 Drake was designed and constructed using modular units in a two-wing configuration. The two-site project would be achieved by constructing one wing on each site. The County is evaluating a potential lease of a County-owned parcel adjacent to the 150 Shoreline Hwy site for parking.

Next Steps:

A request from the developers to rezone the 150 Shoreline Hwy. site was received by Marin County on August 19, 2024. As spelled out in the April 2024 term sheet between the developer and the County, which would be formalized by the Board of Supervisors at its Oct. 15 meeting, grading and foundation construction at 825 Drake Ave. has been approved and could begin this fall. During this time there will be a public input process to consider the rezoning of 150 Shoreline Hwy. to accommodate 32 units. Opportunities for public comment include the Oct. 15 meeting of the Board of Supervisors, a workshop at the Tam Design Review Board, which is yet to be scheduled, and subsequent consideration by the Planning Commission and Board of Supervisors.

Regarding public information efforts regarding construction-related activities at 825 Drake Ave., affected neighbors, specifically those from Village Oduduwa and the Marin County Community Services District, among others, will receive notices about site activity approximately two weeks prior to work

Throughout construction, the developer will communicate at least monthly via emails and posts to the County's project webpage <https://www.marincounty.gov/departments/cda/825-drake-avenue-marin-city>. We encourage everyone to subscribe to this webpage to receive notices.

Communication will occur at least one week prior to starting site work. Should there be road closures or other similar impacts, the developer will communicate at least 72 hours prior to that work.

Proposed Project Details / Timing:

825 Drake Avenue	150 Shoreline Highway
42 Units	32 units
Five stories	Four stories
Current status: Building permits have been issued	Current status: Applicant purchased 150 Shoreline Avenue property
Next steps: Grading and foundation construction, which will follow notices by the developer	Next steps: Rezoning requested by developer
Board of Supervisors to consider Memorandum of Understanding on October 15, 2024	Tam Design Review Board public hearing – date TBD
	Planning Commission – public hearing TBD
	Board of Supervisors -- TBD